

TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL INTERESTED PARTIES

STATE OF INDIANA

)

IN THE CIRCUIT COURT OF

) SS:

MIAMI COUNTY

COUNTY OF MIAMI

)

PERU, INDIANA

WELLS FARGO BANK, N.A., SUCCESSOR BY
MERGER TO WELLS FARGO HOME
MORTGAGE, INC.

)

CAUSE NO. 52C01-0710-MF-C0619

)

)

PLAINTIFF

)

VS

)

)

THOMAS L. KELLER; VALERIE F. KELLER;

)

)

DEFENDANTS

)

)

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

By virtue of an Order of Sale, directed to me from the Clerk of the Miami Circuit Court and pursuant to a Judgment of Foreclosure entered on January 9, 2008, I will expose to public sale to the highest bidder for cash in hand, at the office of the Sheriff of Miami County, in Miami County, Indiana, located at 35 Court Street, Peru, IN 46970 on 5-20-08 at 10:00 AM Local Time, the fee simple title together with the rents, profits, issues and income or so much thereof as may be sufficient to satisfy said judgment, interest, costs and accruing costs of the following described real estate located in Miami County, Indiana, to-wit:

Lots 13, 14, 15 and 16 in Smith Addition to the City of Peru, Miami County, Indiana, excepting 40 feet of the entire West side of equal width of Lot 13 and also excepting 7 feet off the North end of Lots 13, 14, 15 and 16 as conveyed to the I.P. and C. Railway as described in Deed Record 2, pages 536 and 577 in the Office of the Miami County Recorder.

Commonly known as: 176 West 8th Street, Peru, IN 46970-2025

Tax ID Number: 52-08-28-403-017.000-016; 52-08-28-403-018.000-016; 52-08-28-403-019.000-016; 52-08-28-403-020.000-016

This sale is to be made in all respects pursuant to an act of the General Assembly of the State of Indiana, approved March 7, 1931, and entitled *An act concerning proceedings in actions to foreclose real estate mortgages, providing for the sale and custody of the mortgaged premises and repealing all laws conflicting therewith* (see Indiana Code).

It is further provided by law that there shall be no redemption from such sale, and the purchaser at such sale, upon complying with the terms of his purchase, shall be entitled to immediately receive from the undersigned, Sheriff of Miami County, a deed conveying to him, the purchaser, the fee simple title in and to said real estate.

Taken as the property of the Defendant(s) stated above at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Home Mortgage, Inc.. Said sale to be without relief from valuation and/or appraisal laws.

Attorney for Plaintiff
Unterberg & Associates, P.C.
8050 Cleveland Place
Merrillville, IN 46410
(219) 736-5579
Atty File: 9954779

**THE SHERIFF'S OFFICE DOES NOT WARRANT THE
ACCURACY OF THE STREET ADDRESS PUBLISHED HEREIN.
Kenneth F. Roland, Sheriff of Miami County**

Karl F. Roland

This communication is from a Debt Collector.

This is an attempt to collect a debt and any information obtained will be used for that purpose.